

**PLANNING & ZONING COMMISSION
MEETING
JULY 25, 2006**

Present:

Sarah Murphy, Chairman
Bill Talley – Vice Chairman
Allan Feldman
Derryll Anderson
Mike Menchinger

Call to Order

Chairman Murphy called the July 25, 2006 meeting to order. She added that the first item on the agenda was approval of the minutes from the June 27, 2006 meeting. There were no changes.

Chairman Murphy called for a motion.

Motion: Vice-Chairman Talley motioned to approve the minutes of June 27, 2006 meeting.
Second: Commissioner Feldman seconded the motion.
Vote: Unanimous

Motion carried.

Old Business

Discovery Point Day Care # 163, Highway 314 & New Hope Road - Development Plans File # 06-011

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing to construct a daycare facility which would be approximately 10,000 square feet. The site is approximately a 2-acre lot located on Highway 314. This would be similar to the daycare facility that was approved on the Southside. He added that the applicant had run into issues in addressing some of staff's comments and would like to have the project tabled until next month's meeting. Staff recommended tabling this project.

Chairman Murphy called on the applicant for further comments. No one represented this project.

Chairman Murphy called for public comments. There were none. She then called on the commissioners. No comments from the commissioners.

Chairman Murphy called for a motion.

Motion: Vice-Chairman Talley moved to table the development plans for Discovery Point Daycare Center # 163 until the next month's meeting.
Second: Commissioner Feldman seconded the motion.
Vote: Unanimous

Motion carried.

Popeye's Restaurant, 242 Banks Crossing – Revised Development Plans, Special Exception (Sec. 94-168) & Variance from (Sec. 94-483) – File # 06-013

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing to redevelop the former Kentucky Fried Chicken site located in the Banks Crossing shopping center. The building sits on a 1 ½ acre lot in the front of the shopping center. By adding 1,315 square feet of space it would increase the seating capacity to 100 seats. The parking requirement would be 50 spaces, and the applicant had asked that the project be tabled at last month's meeting to give them time to address the parking. They were hoping to share parking with the shopping center but that fell through, so they had to apply for a variance to reduce the required parking spaces from 50 parking spaces to 33 parking spaces. Staff feels that the development plan would enhance the site because they have agreed to do the curbing and the dumpster enclosure. The building was built prior to current ordinance requirements including landscaping and buffering in the front of the building. Mr. Gunn said that the ordinance required that the applicant bring the site up to the extent possible; but in this case there is a ditch in the front of the property so it would be impossible to meet the landscaping requirements for the front of the site. Staff is asking that the applicant be allowed to put additional landscaping throughout the site rather than in the front. The building of architectural influence in that area is the Fayette Pavilion shopping center and the applicant did incorporate elements from the Fayette Pavilion and the Banks Crossing shopping centers. The applicant has new elevations that show how they have increased the arch and kept the existing material. They have met all of the other requirements that staff had asked. Staff recommended approval

Chairman Murphy called on the applicant for further comments.

Mr. John Dawson presented this project. He said that he did not have anything new to add but would be glad to answer any questions.

Chairman Murphy asked if the new elevation shows that the rooftop equipment would be screened.

Mr. Dawson said that it would be screened from all sides. He added that they took the balcony off the front and made the arch a lot larger and everything else stays the same. He showed on the old elevations what the arch would look like.

Chairman Murphy asked the applicant if the revised elevations were done and he just did not bring it; or if the elevations still needed to be revised.

Mr. Dawson said that he has the elevations on his computer and if the board would like to move forward on their agenda he would show them the new elevations later in the meeting.

Chairman Murphy asked if staff was comfortable with the revised elevations.

Mr. Gunn said staff is comfortable with the revised elevation because the applicant incorporated the elements from the Fayette Pavilion and Banks Crossing shopping centers.

Chairman Murphy called for public comments. There were none. She then called on the commissioners.

Vice-Chairman Talley said that this is infill and reducing the parking is okay with him.

Commissioner Feldman added that they needed to paint the doors to match the elevations and take the shutters off.

The applicant said that the shutters are coming off and they will paint the doors to match the elevations.

Chairman Murphy inquired whether the commissioners are comfortable with letting staff approve those changes to the elevations.

Vice-Chairman Talley said that as long as the colors and general make up are the same and staff has already seen it and is comfortable with the changes then he is okay with staff approving the elevations.

Commissioner Menchinger said he would like to see the elevations because of the large expanse of glass.

The applicant said that it would take him a few minutes to pull up the new elevations from his computer and if the commission would like to move on to the next project it would be okay with him.

Chairman Murphy agreed to move this agenda item to the end of the agenda.

She called on staff to move on to new business.

New Business

Clifton Lakes, Dickson Spring & Logan Park - South Jeff Davis Drive – Development Plans for Amenity Area - File # 03-039.01

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing an amenity center for three subdivisions: Clifton Lakes subdivision, which is located on the southern side of the connector road, and the other

two subdivisions, Logan Park and Dickson Springs, which are located on the northern side of the connector road which is the Helen Sams Parkway. Mr. Gunn said the question that came up at the work session was how to provide safe crossing to the amenity center. There is a five-foot sidewalk planned for the southern side of the road and an eight-foot multi-use path on the northern side. Mr. Gunn added that the City Engineer looked at this crossing and provided a letter saying that he is aware of the safety issues and is suggesting crosswalks and not a stop sign because this road is designed for people to travel back and forth to connect from South 85 and 92 onto South Jeff Davis. The City Engineer will work with the developer to identify areas along the Southside where people would be allow to cross and the main one would be across the amenity center. Mr. Gunn added that this was the only issue this commission had and he thinks it had be resolved. He said that as far as the building, it would consist of a cabana, a pool and a playground area similar to what was built at the Beaverbrooks subdivision. Staff recommended approval contingent upon the applicant continuing to work with the City Engineer on the placement of the crosswalks.

Chairman Murphy called on the applicant for further comments.

Mr. Bob Rolader represented this project. He said that he was working with the City Engineer to resolve this issue of the crossing.

Chairman Murphy called for public comments. There were no public comments. He then called on the commissioners for their comments.

Vice-Chairman Talley asked if the applicant was in agreement with the City Engineer's comments about the crosswalks.

Mr. Rolader said that he understands that it would be a thermoplastic crossing with pedestrian crossing signs and warning signs ahead of that and they are prepared to do those when the City Engineer tells them to do it.

Commissioner Anderson asked the applicant how far from Jeff Davis is this amenity center?

Mr. Rolader said that the amenity center is further down the connector between Sheffield Estates and Clifton Lakes and it is not an open part of the road at this point.

Commissioner Feldman said that he agreed with Mr. Easterbrook that traffic does not need to be stopped along this road because it is a connector and the difference is that these crosswalks will be used by a great number of small children and he is still sticking with his original concept of a pedestrian controlled light with it being green about 95% of the time and the only time it is activated is when someone pushes the button to cross.

Mr. Rolader commented that when they created the Southside Masterplan, there was a mandate from the City that this was going to be not only a driving area but a pedestrian area. That is the reason they had to build a multi-use path on one side and pedestrian path on the other side. Mr. Rolader said that if they were going to have a multi-use path, bicycling and

walking, there would be a need to cross the road. Sheffield Estate already has a crosswalk and people cross there all the time and these issues have never come up.

There was some more discussion on the crosswalk.

Chairman Murphy asked the applicant how far the crosswalk and amenity center would be from the intersection at Jeff Davis and what the lay of the land is.

Mr. Rolader said that coming from Jeff Davis is approximately 1/2 mile and from Jimmie Mayfield a bit more than that.. He said that there were some comments from Mr. Easterbrook about making some other crosswalks available at other intersections.

Mr. Gunn said that Mr. Easterbrook had looked at several intersections in the City and was not comfortable with what he proposed.

Mr. Rolader said that he did not agree with what Mr. Gunn saying that Mr. Easterbrook was not comfortable with his proposal because he brought it up as an issue and how to deal with it. He is comfortable with his current proposal.

Mr. Gunn agreed that Mr. Easterbrook is comfortable with his current proposal.

Chairman Murphy said that the letter from Mr. Easterbrook says that he does not recommend stopping traffic on the Southside connector road with stop signs or traffic signals.

Commissioner Menchinger said his concerns are for the safety of children crossing the road and sight distance.

Mr. Rolader said that coming from both directions you could see very well because it is at the top of the hill.

Chairman Murphy said that there seems to be a divided opinion among the commissioners about the crosswalk issue, and asked whether if anyone has any other issues for the applicant to address.

No one did.

Chairman Murphy called for a motion.

Motion: Vice-Chairman Talley motioned to approve the development plans for Clifton Lake amenity center and it is subject to Don Easterbrook approval of crosswalks and their locations.

Second: Commissioner Anderson seconded the motion.

Vote For: Vice-Chairman Talley, Commissioner Anderson

Opposed: Commissioners Feldman and Menchinger

Chairman Murphy said that since the vote was tied, she would cast the tie breaking vote.

She voted in favor of the motion.

Motion carried.

Jimmie Mayfield Office Park, Jimmie Mayfield Blvd, Revised Development Plans & 2 Variances from (Sec. 94-315 & Sec. 42-71) - File # 02-024.02

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing a revised development plan that was originally approved in May, 2004. The time expired on the previous approval so the applicant is here to seek approval from the Planning and Zoning Commission again. The applicant intends to build two office buildings as originally proposed except they are now requesting additional variances to better accommodate their water and sewer plans for the tract. He added that the property is located on the west side of Jimmie Mayfield Blvd., just south of the new County jail. This site was granted a variance to allow them to eliminate the buffer between this site and the Fayette County Courthouse building which is zoned residential. He said that because they were not using the added piece of property they did not need to provide a large buffer. The applicant is now proposing to run water and sewer line through that piece of property that would encroach into the buffer for the southside of the property; therefore, they would need to provide a 45-foot buffer. The applicant is asking to reduce that buffer from 45-feet to 25-feet. Mr. Gunn added that the building would face onto Jimmie Mayfield and the applicant had addressed all of staff's comments except for where to place a fire hydrant. However, it now appears that they will not have a fire hydrant so they are required to add a sprinkler system to the building. They also needed to add a 6 inch water line instead of the 1½ inch water line as shown on the plans. Mr. Gunn said these two things they could address during the building approval process. Staff recommended approval of the development plans and the two variances.

Chairman Murphy called on the applicant for further comments.

Mr. Billy Brundage with Brundage Engineering represented this project. He said he would like to briefly walk the commission through the process that would apply to this project; he explained what they could like to do if they were approved and the reason for the variances. He said that the reason why they cannot provide a fire hydrant is that there are no water mains along Jimmie Mayfield and that is also the reason they are taking the utilities back to the rear to Williamsburg's townhouse development. He added that they are going to sprinkler the building and if they do that then they do not have to provide a fire hydrant. The size of the line would be determined by the size of the sprinkler system which will be done the time the building is designed. Mr. Brundage said that the changes from the previous approval are also the changes that necessitated the variances. The applicant addressed the utilities and asked that the depth of the corridor overlay buffer still be 25-feet as was previously approved. The other variance is to be allowed to put the utilities within the buffers. The developer has agreed that he would not remove any trees larger than 4 inches in diameter and they would adjust the route in the field and try to minimize the disturbance to that area.

Chairman Murphy asked staff if the applicant submitted a letter from the adjoining property owner expressing no objection to the buffer.

Mr. Gunn said yes.

Chairman Murphy called for public comments. There were none. She then called on the commissioners.

Commissioner Feldman asked the applicant if the L shaped piece is going to be maintained by the property owner.

Mr. Brundage said that it they would try to leave it wooded as much as possible.

Commissioner Menchinger said that his concern was with the setback and why they were originally allowed a reduced setback. Setback was set at that requirement for the size of the lot excluding the L shaped piece because it was not going to be utilized. He added he did not have a problem with setbacks based on the major block of property, excluding the L shaped portion And since the neighbor was not opposed to the use of the L shaped portion, he saw no reason to oppose it.

Chairman Murphy called for a motion on the variance (section 42-71).

Motion: Commissioner Feldman motioned to approve variance (section 42-71) to reduce the depth of the corridor overlay buffer.
Second: Commissioner Menchinger seconded the motion.
Vote: Unanimous

Motion carried.

Chairman Murphy called for a motion on the variance (section 94-317).

Motion: Commissioner Feldman motioned to approve variance (section 94-317) to allow the placement of utilities lines within the side buffer.
Second: Commissioner Anderson seconded the motion.
Vote: Unanimous

Motion carried.

Chairman Murphy called for a motion on the revised development plans.

Motion: Commissioner Anderson motioned to approve the revised development plans.
Second: Commissioner Feldman seconded the motion.
Chairman Murphy added a friendly amendment that the applicant submits colored elevations to staff.
Friendly amendment accepted

Vote: Unanimous

Motion carried.

Promenade (Retail), Hwy. 85 North @ Promenade Parkway - Development Plans
File # 06-016

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing to construct two commercial buildings; one of the buildings will be approximately 12,000 square feet on one story for multiple retail shops, and the second building will be a one story building approximately 24,000 square feet and will be for Georgia Backyard which is a furniture store. He showed where the building would be located. Both buildings will have shared parking and the building of architectural influence is the Fayette Pavilion; the proposed elevations do incorporate the material that is found in the Fayette Pavilion. Mr. Gunn showed the material samples that would be used. He added that landscaping would be provided throughout the site. At the work session the applicant was told to provide larger trees along the parkway, and they have revised the plans to show larger trees. Mr. Gunn said that one thing came in today; that there is an easement agreement along Highway 85 in which they are not allowed to plant trees to meet the buffer requirements on that side. Staff had asked them to relocate some of the trees on the site and some in the buffer. Staff recommended approval.

Chairman Murphy called on the applicant for further comments.

Mr. Jason Walls represented this project. He said he did not have any additional comments; but would be glad to answer any questions the commission may have. He said that he would like to verify what Mr. Gunn said regarding the pipeline easement and they would be happy to relocate some of the trees elsewhere on site.

Chairman Murphy called for public comments. There were none. She then called on the commissioners.

Chairman Murphy asked the applicant to clarify the location in which he added the trees Commissioner Feldman wanted. Mr. Walls showed where he added the larger trees.

Vice-Chairman Talley asked the applicant to show him the power lines. Mr. Walls showed where the power lines were, and stated that they belong to Georgia Power.

Vice-Chairman Talley said that there is too much square footage for that site. He said that the applicant tried to be creative with the parking as well as siting the building to maximize exposure of the building on Highway 85. This site is problematic because there is not much exposure of any of the buildings.

Mr. Walls said that this site is next to commercial and meets the green space requirements. He also stated that he believes that the builder has a tenant for one of the buildings.

Vice-Chairman Talley said he did not think that this is the right solution for that strip of property.

Chairman Murphy pointed out that the project meets all of the requirements of the ordinance and is properly zoned for the proposed use.

Commissioner Feldman said the only problem he has with this is that they should enclose the downspouts in the back.

The applicant said that no other business would be behind this building. The back of the building would face the Georgia Power easement.

Commissioner Anderson added that they should keep the back of the building always looking nice with some nice landscaping.

Chairman Murphy called for a motion on the development plans.

Motion: Commissioner Anderson motioned to approve the development plans.

Second: Commissioner Feldman seconded the motion.

Vote for: Commissioners Feldman, Anderson and Menchinger

Vote Against: Vice-Chairman Talley

Motion carried.

Chairman Murphy stated that Georgia Law requires that certain disclosures must be made when considering a rezoning.

Chairman Murphy asked commission members to signify whether or not they or any family member had a financial or property interest in the annexation or rezoning agenda items.

Chairman Murphy and all of the commission members responded no.

Chairman Murphy also noted that if any of the applicants for rezoning had donated anything of value to any City Official in the last two years in the value of \$250.00 or more they must have notified the City in writing within ten days of the meeting. Also, if anyone in the public wished to speak in opposition to the rezoning and they have donated anything of value to any City Official in the last two years of \$250.00 or more they must have notified the City in writing five days prior to the meeting.

Chairman Murphy asked Mr. Gunn if notifications had been received. Mr. Gunn responded no.

Promenade (Residential) Hwy. 85 North @ Promenade Parkway - Rezoning from C-3 to DR-15 – File # 06-015

Chairman Murphy called on staff for an overview on this project. Mr. Gunn stated that the applicant is proposing to rezone approximately 21-acres from C-3 zoning (Highway

Commercial) to DR-15 (One & Two Family Residential). The future land use map calls for BP (Business Park). This property backs up to the Pine Trail neighborhood that is in the County. After hearing several comments and concerns from the commission at the work session, they have asked to have this tabled until next month. The applicant did not provide revised plans yet. Staff recommended that this project be tabled until next month.

Chairman Murphy called on the applicant for further comments. The applicant did not attend the meeting because it was going to be tabled.

Mr. Bob Rolader asked if he would be allowed to represent this project since this property belongs to his partner and did not know there were going to be any discussion.

Chairman Murphy called for public comments. There were none. She then called on the commissioners.

Commissioner Feldman asked Mr. Rolader if he knows what zoning the applicant is intending to change on this.

Mr. Rolader said he heard that a study of the layout was made and that the applicant was going to see if this concept could be softened a bit, with more green space and amenities for the neighborhood. He said that this is very similar to Grove Park. There were some studies done to get rid of C-3 zoning and this is the same size project as Grove Park. He added that the land use map showed a different use than the Grove Park did and with the same type of zoning and they would like to work with the project and perhaps get some of the neighbors' concerns addressed.

Commissioner Feldman said that the land use plan for Grove Park was different than this. He added that Grove Park couldn't set precedent for this project because the land use was different and this is surrounded by commercial.

Commissioner Anderson said that Pine Trail is a well established community.

Mr. Rolader said that he understood that and that's the reason for them to work with that community so they could get rid of the commercial zoning.

Chairman Murphy observed that the commissioners had expressed concerns for this project at the work session and that is the reason the applicant would like to have this tabled for further study.

Mr. Gunn said the applicant would like to address the commission's concerns as well as the community and to keep in mind that the City is working on the comprehensive plans and the land use plan may change.

Vice-Chairman Talley added that a word of advice to the owners that this may need a little bit more than softening because it is too dense.

Chairman Murphy said that she would make a motion.

Motion: Chairman Murphy made a motion to table this project until next month.
Second: Commissioner Feldman seconded the motion.
Vote: Unanimous

Motion carried.

Fayetteville Bank/Office/Retail, 320 West Lanier Avenue – Rezoning from RMF-15 to C-3 – File # 06-017

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing to rezone a 2.74 acre site from RMF-15 to C-1. The original proposal was to rezone from RMF-15 to C-3 but staff felt C-3 was a more intense use for this property and the future land use map calls for downtown mixed use. The applicant agreed to the C-1 zoning because this would allow them to do the project as proposed. Mr. Gunn said that this is a rezoning and staff is not looking at the site plans at this time in terms of meeting the buffers and other requirements. The applicant could work with staff to meet those requirements before they bring it back for development plans approval. This will allow them to construct two commercial buildings on the site. One building will be approximately 4,000 square feet and will be used as a bank with three drive-through lanes. The other building will be an approximately 12,000 square feet two-story building comprised of both retail and office. The site is located in the Main Street Overlay District and parking is required on the rear of the site. He added that if the commission chooses to recommend approval they should think of the proposed use for this property because that is what the future land use calls for in the downtown mixed use. It does meet the requirement of the Main Street Overlay District and is in the LCI study area. Staff recommended approval.

Chairman Murphy called on the applicant for further comments. She asked the applicant if he was okay with the C-1 instead C-3 zoning.

Mr. Josh Mudd represented this project. He said that he was okay with the C-1 zoning.

Chairman Murphy called for public comments. There were none. She then called on the commissioners

Chairman Murphy added that at the work session they had talked about a number of things; she did not like the idea of the sea of asphalt that is going to be visible between the two highways, and there was also an issue about the location of the driveway access.

The applicant said that they are working on the changes and are willing to work with staff with any other changes they may require.

Commissioner Anderson said that since this is the entrance into the City, it should look nice. She asked staff if the Masonic Temple had any comments regarding this development.

Mr. Gunn said no. He said that he took this to the Art & Architectural Advisory Committee and they said that they are willing to work with the applicant on their design.

Vice-Chairman Talley said that he would like to emphasize how important this piece of property is because it is the entrance to the City. He added that would be some traffic issues there.

Commissioner Feldman added that before the applicant start on any design to the property, he should talk to Mr. Easterbrook about the traffic.

There was some discussion on the traffic issues.

The applicant added that they are working on several design plans and how they are going to address traffic on the site.

Chairman Murphy called for a motion.

Motion: Commissioner Feldman motion to recommend approval on the rezoning from RMF-15 to C-1.

Second: Commissioner Anderson seconded the motion.

Vote: Unanimous

Motion carried.

Dr. Goodheart Chiropractic Clinic, 280 South Glynn Street - Revised Development Plans – File # 06-018

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing to renovate the existing house located just south of the City Hall on South Glynn Street. They are proposing to add on to the existing building and to remove the existing aluminum siding; install hardiplank siding and replace the existing roofing with arch shingles. He added that the windows would be replaced with vinyl insulated windows; they are going to concrete the existing parking area and gravel area on the rear of the property. Mr. Gunn said that the Art & Architectural Advisory Committee reviewed this project and the revision is compatible with the Main Street District guidelines. Staff recommended approval.

Chairman Murphy called on the applicant for comments.

Dr. Goodheart represented this project and he did not have anything to add.

Chairman Murphy called for public comments. There were none. She then called on the commissioners

Dr. Goodheart showed where the parking area would be and the area they were going to concrete.

Commissioner Feldman informed the applicant when they do the concrete that they should stay away from the drip line. He added that staff should look at the concrete and trees.

Vice-Chairman Talley suggested that the applicant use pervious pavers instead of concrete.

Chairman Murphy asked about the awning and parking.

Commissioner Feldman said that Art & Architectural Advisory Committee looked at that.

Chairman Murphy called for a motion.

Motion: Commissioner Feldman motion to approve the revised development plans for Dr. Goodheart Chiropractic Clinic with stipulations that staff is comfortable with the trees and parking is compatible.
Second: Commissioner Anderson seconded the motion.
Vote: Unanimous

Motion carried.

Chairman Murphy said that they needed to get back to the Popeye's Restaurant project. She asked the applicant for the new elevations for them to look at, and to remind them what is different about the new elevations.

Mr. Dawson said that they are going to extend the brick, add stucco and a flat roof as well as glass in the dining area. They are going to do horizontal awnings instead of vertical awnings like the Penney's store. The rooftop equipment will be screened from all sides and the material will match what is out there. The arches will be the aluminum color.

Vice-Chairman Talley said that front is okay and it does match what is out there.

Chairman Murphy asked the applicant why he went away from the brick at the bottom and instead went with stucco.

Commissioner Feldman asked the applicant to bring the brick up some more and have less stucco.

Commissioner Anderson asked the applicant to sure that the air conditioning unit is not visible.

Mr. Dawson said that all the rooftop equipment is going to be screened from view. He showed on the plans how high the roof was.

Chairman Murphy called for a motion on the special exception.

Motion: Vice-Chairman Talley motion to approve the special exception from (Sec. 94-168) to operate the drive-through.
Second: Commissioner Anderson seconded the motion.

Vote: Unanimous

Motion carried.

Chairman Murphy called for a motion on the parking variance.

Motion: Vice-Chairman Talley motion to approve the parking variance from (Sec. 94-483) to reduce the parking from 50 to 33 parking spaces.

Second: Commissioner Menchinger seconded the motion.

Vote: Unanimous

Motion carried.

Chairman Murphy called for a motion on the revised development plans.

Motion: Commissioner Anderson motion to approve the revised development plans and that the applicant to move the brick up some more.

Second: Vice-Chairman Talley seconded the motion.

Vote: Unanimous

Motion carried.

Staff Reports

Mr. Gunn informed the commission that Mr. Chet Enigenburg would be joining the Planning & Zoning Commission starting next month and would be filling the unexpired term for Mr. Bittinger. He added that the comprehensive plan is starting to wane down; and that there were three parts to it and it is on the third part which is the community agenda. Mr. Gunn said that the community participation and assessment was just wrapped up. He said that the reason he is bringing all this up is that they would like to have the public hearing with City Council in September and is hoping to bring something back for Planning and Zoning Commission's review in August. Mr. Gunn added that staff would like to submit all of this to the DCA and ARC for their review in October and then do any revision based on their comments. Finally, after all the revisions it would be brought to City Council in February, 2007 for their approval and to be adopted.

Planning and Zoning Department would be getting a new staff member who will be filling the position as senior planner; he has 20 years' experience with the City of Atlanta.

Mr. Gunn said when Wachovia merged with First Union they had no use for the building on Jeff Davis and has sold this property to another bank who would like to upgrade this building. Staff would like to know if the commission would like to see this as an agenda item or would they be comfortable to allow staff to look at the landscaping because they would like to trim the trees and maybe take out one or two trees.

Commissioner Feldman said that before they start cutting any trees on Hillsdale he would like to look at the plans first.

Commissioner Anderson asked if they are going to bring any revised development plans for approval.

Mr. Gunn said that it is not a revised development plans and they are not changing anything on the outside.

Vice-Chairman Talley added that they probably do not want to spend any money doing the outside; they just want to do renovations on the inside.

Chairman Murphy said that there are ordinances that allow City staff to control and be involved in the process of removing trees.

Vice-Chairman Talley said that he agreed with Commissioner Feldman that before they start taking down trees that it need to come before this board.

Chairman Murphy asked if any commission members have any other issue they would like to discuss.

No one had anything.

Chairman Murphy called for a motion to adjourn.

Motion: Chairman Murphy motioned to adjourn the meeting of July 25, 2006

Second: Commissioner Feldman seconded the motion.

Vote: Unanimous

Motion carried.

Meeting was adjourned.

Respectfully Submitted,

Bibi Alli
Staff Assistant